

# FLOOD NOTE:

1. This Lot is shown as being located in Zone "X" by Flood Insurance Rate Map No. 48439C0170 K, dated September 25, 2009. It is not shown as being located in a Special Flood Hazard Area Inundated by 100-Year Flood.

## GENERAL NOTES CONTINUED:

### 9. Floodplain Restriction:

No construction shall be allowed within the floodplain easement without the written approval of the director of transportation and public works. In order to secure approval, detailed engineering plans and/or studies for the improvements, satisfactory to the the director, will be prepared and submitted by the party(ies) wishing to construct within the floodplain. Where construction is permitted, all finished floor elevations shall be a minimum of two (2) feet above the floodplain base flood elevation resulting from ultimate development of the watershed.

### 10. P.R.V.'s required:

Private P.R.V.'s will be required, water pressure exceeds 80 P.S.I.

## LEGEND

IRS - Iron Rod Set  
UE - Utility Easement  
BL - Building Line

IRF - Iron Rod Found  
ROW - Right Of Way  
CC - Corner Clip

## OWNERS DEDICATION:

STATE OF TEXAS  
COUNTY OF TARRANT

WHEREAS, MAESTRANZA CAPITAL, LLC, is the sole owner of Lot 6 and the west one-half of Lot 7, Block D, Sunset Acres, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof, recorded in Volume 388-Y, Page(s) 126, Plat Records, Tarrant County, Texas, (P.R.T.C.T.), and conveyed in that certain Special Warranty Deed, recorded in Instrument No. D214088168, Deed Records, Tarrant County, Texas, (D.R.T.C.T.), and being more particularly described by metes and bounds as follows:

NOTE: Bearings shown are referenced to, (S 89° 45' 00" E), along the north line of said, Block D, Sunset Acres Addition and the south right-of-way line of Volder Drive, (50' right-of-way).

BEGINNING at a 5/8" iron rod found at the northeast corner of Lot 5, Block D, the northwest corner of said, Lot 6, Block D, in the south right-of-way line of Volder Drive for the northwest corner and Point Of Beginning of the herein described tract of land;

THENCE, S 89° 45' 00" E, along and with the north line of said, Lot 6, Block D and the south right-of-way line of Volder Drive, at 80.00 feet pass the original northeast corner of said, Lot 6 and the original northwest corner of said, Lot 7 and continuing a total distance of 90.00 feet to a 5/8" iron rod found at the northeast corner of the west one-half of Lot 7 and being at the northwest corner of a tract of land conveyed to H. L. Perkins, recorded in Volume 2772, Page 23, (D.R.T.C.T.);

THENCE, S 00° 29' 00" W, along and with the west line of said, H. L. Perkins tract, 125.00 feet to a 1/2" iron rod set at the southwest corner of said, H. L. Perkins tract and in the north line of Lot 16, Block D of said, Sunset Acres Addition;

THENCE, N 89° 45' 00" W, along and with the south line of said, Lot 7, Block D and the north line of said, Lot 16, Block D, at 30.00 feet pass the original southwest corner of said, Lot 7 and the original southeast corner of said, Lot 6 and continuing a total distance of 90.00 feet to a 1/2" iron rod set at the southeast corner of said Lot 5, Block D;

THENCE, N 00° 29' 00" E, along and with the east line of said, Lot 5, Block D, 125.00 feet to the POINT OF BEGINNING, containing 11,250 square feet or 0.2583 acres of land.

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, MAESTRANZA CAPITAL, LLC., represented by the undersigned authorized agent, does hereby adopt this plat designating the above described property to be known as Lot 6-R, Block D, Sunset Acres Addition, and do hereby dedicate to the public's use the rights-of-way and easements shown hereon.

*Hugo Del Pozzo* (Agent)

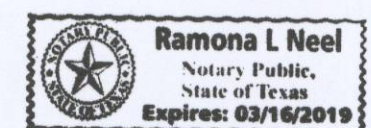
BEFORE ME, the undersigned authority, on this day personally appeared, HUGO DEL POZZO, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

on this 6th day of April 2015.

*Ramona L. Neel*

NOTARY PUBLIC in and for the STATE OF TEXAS:

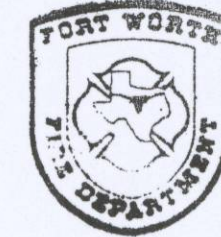


**FS15-004**

**FINAL PLAT**

**LOT 6-R, BLOCK D**

**SUNSET ACRES ADDITION**



*LT. RSC*

4-9-2015

Being 0.2583 acres of land known as Lot 6 and the west one-half of Lot 7, Block D, of Sunset Acres, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in Volume 388-Y, Page(s) 126, Map or Plat Records, Tarrant County, Texas.

January 09, 2015 Revised March 13, 2015

Phase 1, Section 1

Case No. FS-15-004

Maestranza Capital, LLC  
512 Main Street, Suite 900  
Fort Worth, TX 76102  
817-335-5999

This plat filed in Instrument No. D215072831 Date: 4/10/15

## GENERAL NOTES:

1. Construction Prohibited Over Easements: No permanent buildings or structures shall be constructed over any existing or platted water, sanitary sewer, drainage, gas, electric, cable or other utility easement of any type.

2. Covenants or Restrictions are Un-altered:

This Replat does not vacate the previous "Plat of Record" governing the remainder of the subdivision, nor does it amend or remove any deed covenants or restrictions.

3. Water/Wastewater Impact Fees:

The City of Fort Worth has an ordinance implementing the assessment and collection of water and wastewater impact fees. The total amount assessed is established on the filing date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance and becomes effective on the date a building permit is issued or on the connection date to the municipal water and/or wastewater system.

4. Transportation Impact Fees: The City of Fort Worth has an ordinance implementing the assessment and collection of transportation impact fees. The total amount assessed is established on the approval date of this plat application, based upon Schedule 1 of the impact fee ordinance in effect as of the date of the plat. The amount to be collected is determined under Schedule 2 of said ordinance and is due on the date a building permit is issued.

5. Utility Easements: Any public utility, including the City of Fort Worth, shall have the right to move and keep moved all or part of any building, fence, tree, shrub, other growth or improvement which in any way endangers or interferes with the construction, maintenance, or efficiency of its respective systems on any of the easements shown on the plat; and they shall have the right at all times to ingress and egress upon said easements for the purpose of construction, reconstruction, inspection, patrolling, maintaining and adding to or removing all or part of its respective systems without the necessity at any time of procuring the permission of anyone.

6. Building Permits: No building permits shall be issued for any lot in this Subdivision until an appropriate CFA or other acceptable provisions are made for the construction of any applicable water, sewer, storm drain, street lights, sidewalks, or paving improvements, and approval is first obtained from the City of Fort Worth.

7. Sidewalks: Sidewalks and street lights are required adjacent to both sides of all public and private streets, in conformance with the Sidewalk Policy per "City Development Design Standards".

8. Floodplain/Floodway/Drainway Maintenance:

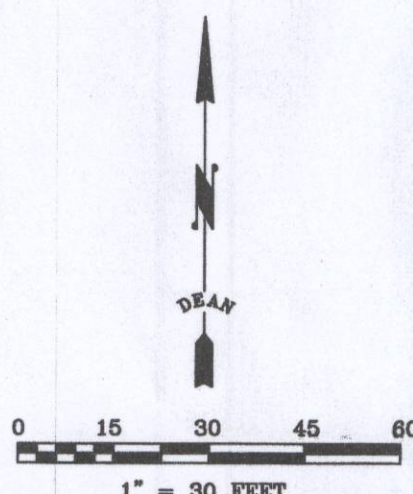
The existing creek, stream, river or drainage channel traversing along or across portions of this addition will remain unobstructed at all times and will be maintained by the individual lot owners whose lots are traversed by, or adjacent to, the drainage ways. The City of Fort Worth will not be responsible for the maintenance, erosion control, and/or operation of said drainage ways. Property owners shall keep the adjacent drainage ways traversing their property clean and free of debris, silt or other substances, which would result in unsanitary conditions, and the City shall have the right of entry for the purpose of inspecting the maintenance work by the property owners. The drainage ways are occasionally subject to storm water overflow and/or bank erosion that cannot be defined. The City of Fort Worth shall not be liable for any damages resulting from the occurrence of those phenomena, nor the failure of any structure(s) within the drainage ways. The drainage way crossing each lot is contained within the floodplain easement line as shown on the plat.



*Ronnie E. Dean*  
Ronnie E. Dean - R.P.L.S. No. 5314

This is to certify that I, Ronnie E. Dean, a Registered Professional Land Surveyor for the State of Texas, have prepared this Plat, as shown hereon from an actual survey made on the ground and that this plat correctly represents that survey made by me or under my direction and supervision.

Job No. 141210P surveyed on the ground 12-16-2014



## CITY OF FORT WORTH TEXAS CITY PLAN COMMISSION

This plat is valid only if recorded within 90 days after date of approval.

Plat Approval Date: 4/10/2015

By: *Charles R. Ruff* Chairman

By: *Dan Smith* Secretary